

LOT 32
IN OR 2809 PG 1714
PIRATES WOODS #3 UNR

ROWE CHRISTOPHER PAUL RYAN
97181 PIRATES POINT ROAD
YULEE, FL 32097

2026

43-3N-28-509C-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100	1993	1,438	169,222
BAS	210	100	2007	210	24,712
UOP	242	20	1993	48	5,649
UOP	150	20	2007	30	3,531
TOTALS	2,040			1,726	203,113

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0940	SHEDS/PORT

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,726	99.3700	138.12	238,395	1975	1995	0	0	0	14.80	85.20
1 SNGL FAM 0% - 2026 Heated Area: 1648 HX Base Yr												
97181 PIRATES POINT RD, YULEE												

TOTAL OB/XF 960												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0940	SHEDS/PORT	0	0	10	16			30.00	100	1990	1990

TOTAL OB/XF 960												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	0	0006	RSF-1	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		203,113	
TOTAL MARKET OB/XF VALUE		960	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		309,073	
SOH/AGL Deduction		0	
ASSESSED VALUE		309,073	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		309,073	
TOTAL JUST VALUE		309,073	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,667	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2809/1714	8/16/2025	QC	U	I	11	100	
GRANTOR: FINE CLIFTON DALE & L							
GRANTEE: ROWE CHRISTOPHER PA							
2800/583	6/24/2025	QC	U	I	11	100	
GRANTOR: BOWMAN JOYCE F							
GRANTEE: FINE CLIFTON DALE &							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W41 BAS=[YR=2007] N14 UOP=[YR=2007] N10 W15 S10 E15\$ W15 S14 E15\$ W15 S26 E4 UOP=[YR=1993] S8 E28 N8 W10 N3 W6 S3 W12\$ E12 N3 E6 S3 E34 N26\$.												